

# HUNTERS<sup>®</sup>

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## Pittville Lawn

Pittville, Cheltenham, GL52 2BE

Guide Price £195,000



Council Tax: A



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## Material Information



Situated in one of Cheltenham's most prestigious locations, is this lovely one double bedroom Grade II listed first floor apartment, complete with a private car park with DESIGNATED PARKING SPACE, a NEW 999 YEAR LEASE and offered to the market with NO ONWARD CHAIN.

This fine regency apartment is a rare find, and offers excellent sized rooms, not often the case with converted houses. The living room has an imposing floor-to-ceiling sash window to the front and a beautiful period fireplace and surround. The bedroom is also impressive at 12' x 12' with large sash window, deep skirting and picture rail.

Pittville Lawn is located in the heart of the very popular Pittville area benefitting from being just a short walk to the 81 acre Pittville Park, and equally close to the vibrant centre of Cheltenham. Pittville Park offers leisurely walks, organised leisure activities, a wonderful cafe and the famous Grade I listed Pittville Pump Room, whilst central Cheltenham offers a seemingly endless choice of restaurants, cafes, bars, theatres and of course, the host to many festivals throughout the year including Jazz, food, literature and music events.

## SUMMARY

An apartment is private designated parking is very desirable but coupled with with no onward chain and a brand new 999-year lease, we believe that this property is an exceptional find is a fine first buy or lucrative buy-to-let investment.

All viewings are strictly by appointment only.

## KEY FEATURES

- Grade II Listed One Bedroom First Floor Apartment
- NEW 999-YEAR LEASE
- Central Pittville Location
- Large 12' x 12' Double Bedroom
- Large Living Room at approx. 17' x 13'
- NO ONWARD CHAIN
- Private car park at the rear with designated parking space
- Close to Both Central Cheltenham and Pittville Park
- Council Tax Band A | EPC Rating C
- Tenure - Leasehold with 998 years remaining - Service Charge £1560(Annual)

## ROOM SIZES

### Living Room

16'7" x 12'10" (5.07 x 3.93)

### Kitchen

7'9" x 8'2" (2.37 x 2.51)

### Bedroom

11'11" x 12'1" (3.65 x 3.70)

### Bathroom

6'11" x 4'1" (2.11 x 1.26)

## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Cheltenham Lettings Office on 01242528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.